Close with confidence — in a region where title is rarely simple.

Your loan lands on time, your funds stay protected, and the curative that stalls other deals gets cleared — backed by the local team that's seen it all.

3 BD	20,000+	50%+	Your call
ORDER TO COMMITMENT	CLOSINGS SINCE 2002	LOCAL SALES NEEDING CURATIVE — WE HANDLE IT	FULL CLOSE OR TITLE-ONLY · PURCHASE OR REFI

◆ LOCAL EXPERTISE · SINCE 2002

We've seen it all

20+ years, 20,000+ closings — more local searches and closings than just about anyone here. We know the surveyors, recorders, and quirks — mineral rights, mining claims, metes-and-bounds — that stall out-of-area shops.

✓ CURATIVE MUSCLE

We cure what others can't

More than half of local sales need curative work. Our local examiners clear it — often a 2–4 day clearance — instead of kicking the file back to your desk. We solve, not just report.

★ MODERN & SECURE

Built to protect your funds

Layered protection on every file — dual-control wire verification, identity verification, and an independent public-records owner check, on an encrypted Qualia platform. CPL on every file.

ENGAGEMENTS	FUNDS	COMPLIANCE	UNDERWRITERS
Purchase, refi & construction — full close or title-only	**Held at an FDIC-insured bank · dual-control wires**	**ALTA-aligned · DORA-regulated · E&O insured**	**First American & Westcor — national strength**

Who's behind the brand

WE STAND ON THE SHOULDERS OF THE GIANTS WHO CAME BEFORE US

Our **title team** — led by **Brett Eakins** (former owner, 2012–2022, and Title Manager) — is rooted right here in Chaffee County and understands the nuance of our region's unique landscape: the mining claims, the old surveys, the broken chains of title — and our land's rich history like no other agency in the region.

Our **escrow teams** — led by **Jennifer Leighton Scanga** and **Cindy Schwartz** — bring over 40 combined years of experience across our three offices, and they know exactly what it takes to get your borrowers to the closing table. Further support from **Colleen Hemmert** and **Brenda Smith**, who have learned from the best and raise the bar on customer service day-in and day-out.

Under **Dan Strickland**'s leadership, that decades-deep know-how now runs on modern tools and tighter security — the same trusted partner, built for how you lend today.

Put us to work

WAYS TO USE US TO CLOSE MORE, FASTER

- **Preliminary quotes** — title or endorsement figures without a file in hand.
- **Statewide title** — for property anywhere in Colorado.
- **LO education** — free seminars on title, escrow, and fraud.
- **Up-front title review** — flag issues before the loan's in process.
- **Flexible closings** — after-hours, mobile, and mail-away signings.

Educational only — not legal advice. Service levels and curative timelines vary by file. Underwriters: First American · Westcor. As of August 2026.

Let's close together. 719-539-1001 · info@centralcoloradotitle.com
centralcoloradotitle.com · Salida · Buena Vista · Westcliffe · & Beyond